

125.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,309,200 / 1,309,200

APPRAISED:

USE VALUE:

ASSESSED:

1,309,200 / 1,309,200

1,309,200 / 1,309,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SPATT SARAH S &	
Owner 2: BRENNAN BRIAN P	
Owner 3:	

Street 1: 20 BARTLETT AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHAREST ROBERT J -

Owner 2: HARRIS CHRISTINE K -

Street 1: 20 BARTLETT AVE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .3 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 3591 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

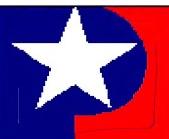
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13054		Sq. Ft.	Site		0	90.	0.62	10									730,457						730,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13054.000	569,200	9,500	730,500	1,309,200		80593
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	80593
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	09:29:13
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	569,200	9500	13,054.	730,500	1,309,200		Year end	12/23/2021
2021	101	FV	552,100	9500	13,054.	730,500	1,292,100		Year End Roll	12/10/2020
2020	101	FV	552,100	9500	13,054.	730,500	1,292,100		Year End Roll	12/18/2019
2019	101	FV	422,300	9500	13,054.	771,000	1,202,800		Year End Roll	1/3/2019
2018	101	FV	422,300	9500	13,054.	568,100	999,900		Year End Roll	12/20/2017
2017	101	FV	422,300	9500	13,054.	543,800	975,600		Year End Roll	1/3/2017
2016	101	FV	422,300	9500	13,054.	503,200	935,000		Year End	1/4/2016
2015	101	FV	398,600	9500	13,054.	422,000	830,100		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAREST ROBERT	59200-317		5/31/2012		792,500	No	No		
SMUDE CHERYL A	49850-490		7/27/2007		760,000	No	No		
MISSIONARY SIST	47043-364		3/1/2006		749,000	No	No		
	16368-192		8/1/1985		300,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2001	184	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS&NOTICE	CC	Chris C
8/31/2012	MLS	EMK	Ellen K
2/14/2009	Entry Denied	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/20/2006	MLS	HC	Helen Chinal
5/3/2000	Meas/Inspect	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:					20	3	SFL	8				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 2	Rating: Average	A HBth:	Rating:	FFL	7	FFL					
			%	OthrFix:	Rating:							BMT	7	BMT	(168)				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	(200)	7	(49)	(168)				
View / Desir:				Other:		Upper:													
GENERAL INFORMATION				OTHER FEATURES								20		HST	30				
Grade: B- - Good (-)	Year Blt: 1900	Eff Yr Blt:		Kits:	Rating:	Level:	FY LR DR D K FR RR BR FB HB L O					SFL		FFL					
Alt LUC:		Alt %:		A Kits:	Rating:	Other:						FFL		BMT					
Jurisdct:		Fact: .		Fpl:	Rating:	Upper:						(1222)							
Const Mod:				WSFlue:	Rating:	Lvl 2:													
Lump Sum Adj:						Lvl 1:													
INTERIOR INFORMATION				CONDOS INFORMATION								Totals	RMS: 11	BRs: 5	Baths: 2	HB: 2			
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:		Floor:													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:		% Own:													
Bsmnt Flr: 12 - Concrete	Subfloor:			Name:		Exterior:	No Unit	RMS	BRS	FL									
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical				Interior:	1	11	5										
Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W				Additions:													
# Heat Sys: 1	% Heated: 100	% AC:				Kitchen:													
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled			Baths:													
						Plumbing:													
						Electric:													
						Heating:													
						General:													
CALC SUMMARY				COMPARABLE SALES															
Basic \$ / SQ: 135.00	Size Adj.: 0.94239759	Const Adj.: 0.99989998	Adj \$ / SQ: 127.211	Rate	Parcel ID	Typ	Date	Sale Price											
Other Features: 115000	Grade Factor: 1.21	NBHD Inf: 1.00000000	NBHD Mod:																
LUC Factor: 1.00	Adj Total: 773359	Depreciation: 204167	Deprecated Total: 569192	WtAv\$/SQ:		AvRate:		Ind.Val											
	Juris. Factor:																		
	Special Features: 0																		
	Final Total: 569200																		
	Val/Su Net: 105.41																		
	Val/Su SzAd: 158.51																		
MOBILE HOME				Make:		Model:		Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 125.0-0004-0008.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	26X34	A	AV	1950	17.83	T	40	101			9,500		9,500		
More: N				Total Yard Items: 9,500				Total Special Features:				Total: 9,500				AssessPro Patriot Properties, Inc			